

## Message Text

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14

ACTION FBOE-00

INFO OCT-01 NEA-10 ISO-00 A-01 L-03 /015 W

----- 016072

R 091200Z JUL 75

FM USINT BAGHDAD

TO SECSTATE WASHDC 2177

INFO AMEMBASSY BEIRUT

UNCLAS BAGHDAD 736

E.O. 11652: N/A

TAGS: ABLD, IZ

SUBJECT: RENTING BASRA CONSULATE

REF: STATE 139254

1. USINT ADMINOFF VISITED BASRA JUNE 30 TO SOUND OUT LOCAL AMERICAN BUSINESSMEN RE GOING RENTAL RATE FOR PROPERTY COMPARABLE TO BASRA CONSULATE COMPOUND. ALTHOUGH THERE IS NO PROPERTY CURRENTLY IN USE BY AMERICAN COMPANIES WHICH CAN BE FAVORABLY COMPARED WITH BASRA CONSULATE (KEEPING IN MIND CONSULATE'S LANDSCAPED GARDENS AND SHATT-AL-ARAB CORNICHE FRONTAGE), ADMINOFF WAS ABLE PLACE COMPETITIVE PRICE TAGS FOR YEARLY LEASE OF CONSULATE AT IRAQI DINARS 10,000 (\$34,000).

2. THIS ESTIMATE BASED ON: A) FACT THAT ONE AMERICAN COMPANY (NICKLOS OIL & GAS) IS PAYING DINARS 6000 (\$20,400) FOR A TWO-STORY RESIDENCE WITH A SMALL GARDEN AWAY FROM BUSINESS DISTRICT; B) ANOTHER COMPANY (BECHTEL) NOW PAYING DINARS 3000 (\$10,200) FOR A TWO-STORY MULTIPLE-ROOM OFFICE BUILDING WHICH IN ONLY FAIR SHAPE AND HAS NO GROUNDS (COMPANY REP TOLD ADMINOFF THAT IF 3-YEAR OLD LEASE WERE RE-NEGOTIATED NOW HE WOULD PAY AROUND 5000 DINARS). OTHER RENTAL COSTS OF BASRA PRIVATE RESIDENCES BEAR OUT OUR FEELING THAT 10,000 DINARS IS FAIR, IF LESSEE WILLING TO PAY ALL NECESSARY M & R COSTS, PER PARA 2 (C) REFTTEL IT IS IMPOSSIBLE NOW TO PREDICT WHAT REPAIR COSTS WILL COME TO, BUT IT OUR OPINION BASED ON RECENT INSPECTION THAT NO MAJOR RENOVATIONS WILL BE NECESSARY.

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3. CARD CONSTRUCTION COMPANY WAS NOTIFIED FIVE DAYS AGO

ABOUT RENTAL PRICE. TO DATE WE HAVE RECEIVED NO REPLY THAT THEY STILL INTERESTED. HOWEVER, A REPRESENTATIVE OF BECHTEL HAS APPROACHED USINT WITH REQUEST THAT LEASE BE GRANTED THEIR COMPANY SO THAT BECHTEL CAN BEGIN WORK TO MAKE CONSULATE READY FOR THEIR OCCUPANCY IN AUGUST. BECHTEL REP CRAWFORD TENTATIVELY AGREED TO PROPOSED LEASE COST AND PROVISIONS OF MODEL LICENSE. HE PROMISED CHECK WITH HIS LONDON OFFICE AND CONFIRM ASAP.

4. COMMENT: BECHTEL LARGE REPUTABLE FIRM WITH LONG HISTORY OF BUSINESS IN IRAQ. WE WOULD BE MOST PLEASED IF THEY AGREED TO TERMS AND CONDITIONS WE SET FORTH. DEPT COMMENT REQUESTED.  
LOWRIE

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